

BILL NO. 84-1
AS AMENDED

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 84-1 (AS AMENDED)

Introduced by Council Member Schafer
Legislative Day No. 84-1 Date January 3, 1984

AN ACT to repeal and re-enact with amendments, Subsection (c), (1), heading, Use Limitations, of Section 25-5.6., heading, Accessory Uses and Structures, of Article II, heading, Zoning Code, of Chapter 25, heading, Zoning, of the Harford County Code, as amended; to limit the size of accessory uses or structures; to establish limitations for attic spaces; and to provide generally for the modification of use limitations for accessory uses or structures.

By the Council, January 3, 1984

Introduced, read first time, ordered posted and public hearing scheduled

on: February 7, 1984

at: 7:00 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on February 7, 1984 and concluded on February 7, 1984.

Angela Markowski, Secretary

PLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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1 Section 1. *Be It Enacted By The County Council of Harford County,*
2 *Maryland,* that Subsection (c), (1), heading, Use Limitations, of
3 Section 25-5.6., heading, Accessory Uses and Structures, of
4 Article II, heading, Zoning Code, of Chapter 25, heading, Zoning,
5 of the Harford County Code, as amended, be and is hereby repealed
6 and re-enacted with amendments, all to read as follows:

7 Chapter 25. Zoning.

8 Article II. Zoning Code.

9 Section 25-5.6. Accessory Uses and Structures.

10 (c) Use Limitations.

11 In addition to the other requirements of this Code, no
12 accessory use shall be permitted unless it strictly complies with
13 the following:

14 (1) ~~The~~ EXCEPT IN THE VB, B1, B2, B3, CI, GI, AND ORI
15 DISTRICTS, THE accessory use or structure shall not exceed FIFTY
16 PERCENT (50%) OF THE SQUARE FOOTAGE [the height or area] of the
17 principal use or structure AND ATTIC SPACES OR SPACES BETWEEN THE
18 ROOF AND CEILING SHALL NOT EXCEED THE PITCH OF THE PRINCIPAL
19 STRUCTURE, except agricultural structures, or as provided in
20 Section 25-5.4 (Exceptions and Modifications to Minimum Height
21 Requirements).

22 (2) No accessory use or structure shall be established
23 on any lot prior to substantial completion of the construction of
24 the principal structure.

25 (3) No accessory use or structure on any lot shall
26 increase any impervious surface area beyond the maximum permitted.

27 (4) No accessory use or structure shall be established
28 within the required front yard, except agriculture, signs, fences,
29 walls, or parking area, and projections or garages as specified
30 in Section 25-5.3 (c) (Exceptions and Modifications to Minimum
31 Yard Requirements).

32 (5) No agricultural or residential accessory use or

1 structure shall be established within ten (10) feet from any side
2 or rear lot line for lots greater than ~~seven thousand (7,000)~~
3 TEN THOUSAND (10,000) square feet or within six (6) feet from any
4 side or rear lot line for lots of ~~seven thousand (7,000)~~ TEN
5 THOUSAND (10,000) square feet or less. Business, industrial
6 and institutional accessory structures shall be subject to the
7 same front, side and rear yards as required for the principal
8 structure.

9 (6) No accessory use or structure, except fences, shall
10 be located within any recorded easement area.

11 (7) An accessory structure which does not abut the
12 principal building shall be located at least six (6) feet from any
13 other building on the same lot.

14 Section 2. *And Be It Further Enacted* that this Act shall take
15 effect sixty (60) calendar days from the date it becomes law.

16 EFFECTIVE: April 23, 1984
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84-1

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BY THE COUNCIL

BILL NO. 84-1 (as amended)

Read the third time.

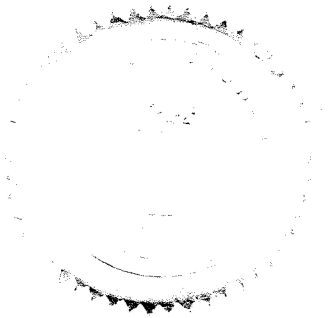
Passed LSD 84-6 (February 21, 1984) (With Amendments)

Failed of Passage _____

By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 22nd day of February, 1984
at 3:00 o'clock P.M.



Angela Markowski, Secretary

BY THE EXECUTIVE

APPROVED:

[Signature]
County Executive

Date 2-23-84

BY THE COUNCIL

This Bill (No. 84-1, as amended), having been approved by
the Executive and returned to the Council, becomes law on
February 23, 1984.

Angela Markowski, Secretary

EFFECTIVE: April 23, 1984

84-1

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